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LOAN PROGRAM OVERVIEW

Aileron Capital Management is an investment manager and national specialty finance company, with an expertise in U.S. Small Business Administration (SBA) and USDA lending, commercial real estate finance, and ground-up construction loans. Through our family of investment funds, we originate loans secured by commercial real estate, with a focus on hotels and senior housing projects. **Since 2010, Aileron has funded in excess of \$350 million in commercial real estate loans.**

Aileron’s construction loan program provides ground-up financing for the development of hospitality projects nationwide. Utilizing the SBA 504 program, we can finance up to 85% of the total project costs, and offer competitive rates and repayment terms.

PROGRAM GUIDELINES

Loan Amount	<ul style="list-style-type: none"> \$5,000,000 - \$25,000,000 for SBA 504 \$3,000,000 - \$10,000,000 for USDA B&I
Maximum Term/Amortization	<ul style="list-style-type: none"> 10 year term; 30 year amortization for SBA 504 Up to 30 years fully amortizing for USDA B&I
Use of Proceeds	<ul style="list-style-type: none"> Ground-up construction or substantial rehab
Loan to Value/Cost	<ul style="list-style-type: none"> Up to 85% for hotels and assisted living facilities
Underwriting Time	<ul style="list-style-type: none"> LOI within 48 hours of submission Closing within 45-90 days (subject to SBA or USDA approval)
Interest Rate	<ul style="list-style-type: none"> 5 year fixed rates starting at 6% Floating rates starting at WSJ Prime + 2.50%
Collateral	<ul style="list-style-type: none"> 1st Trust Deed/Mortgage
Target Markets	<ul style="list-style-type: none"> Nationwide
Target Property Types	<ul style="list-style-type: none"> New hotels and assisted living facilities





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RECENT LOAN CLOSINGS



**HYATT
PLACE™**

\$18,855,000
SBA 504 Construction

Aileron provided an \$18.85MM SBA 504 loan for the construction of a Hyatt Place in Santa Cruz, CA.



\$16,805,000
SBA 504 Construction

Aileron provided a \$16.8MM SBA 504 loan for the construction of a Lexington Hotel in Scotts Valley, CA.



\$5,399,500
SBA 504 Construction

Aileron provided a \$5.4MM SBA 504 loan for the construction of a La Quinta Inn & Suites in Niagara Falls, NY.



\$10,255,000
SBA 504 Construction

Aileron provided a \$10.25MM SBA 504 loan for the construction of a Holiday Inn Express in Bordentown, NJ.



\$7,175,200
SBA 504 Construction

Aileron provided a \$7.18MM SBA 504 loan for the construction of a 110-unit ALF in Fort Myers, FL.



\$19,200,000
SBA 504 Construction

Aileron provided a \$19.2MM SBA 504 loan for the construction of a 180-room Marriott in Schaumburg, IL.

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